



**fieldpalmer**  
ESTATE AGENTS

**Bitterne**  
**023 8042 2600**



**62 Newton Road, Bitterne Park, Southampton,  
Hampshire, SO18 1NL**

**£450,000 Freehold**

**Draft Details Awaiting Vendor Approval**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Welcome to Newton Road! Be prepared to fall in love! Nestled within one of Bitterne Park's most sought-after locations and offering easy convenience to Riverside Park and Bitterne Park School, is this breathtaking three bedroom detached house. The approach to this Victorian home boasts a block paved driveway, leading to a boldly coloured front door complementing the property's character bay window and fresh white render. Stepping inside into the main entrance hallway, which is enriched with exposed original floorboards which contrast throughout the majority of the ground floor. To the front is a warm and inviting lounge with a fully functioning burner. Sweeping the rear of the property is an open-plan kitchen diner, hosting a timeless shaker-style kitchen, with integral appliances as well as granite worktops and a solid wood breakfast bar.

# 62 Newton Road, Bitterne Park, Southampton, Hampshire, SO18 1NL

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Upstairs, continues to impress and hosts THREE SPACIOUS DOUBLE BEDROOMS. A stylish white bathroom suite caters to any family and offers bespoke finishings which include "metro style wall tiling", glass shower screen and a heated towel rail!

The garden is the ultimate summer haven! This sunny aspect space offers a patio and lawn landscaping as well as side access leading to the front of the property. There are also mature fruit bushes and a vegetable patch! What's more? All windows are UPVC double-glazed, the gas combination boiler is up-to-date on servicing, the roof has been refurbished and there is PLANNING PERMISSION GRANTED FOR A FULL WIDTH REAR EXTENSION!

Call us NOW to book your viewing!!!

### Approach:

Dropped kerb providing off-road parking.

### Entrance Hall:

Smooth and coved ceiling, stairs rising to first floor, radiator, original wood flooring, doors to:

### Cloak Room:

Smooth ceiling, window to side, WC and wash hand basin.

### Lounge

13' 5" (4.09m) into bay x 11' 11" (3.63m)::

Textured and coved ceiling, double glazed bay window to front, log burner, radiator, original wood flooring.

### Kitchen/Diner

11' 10" (3.61m) x 19' 1" (5.82m)::

Smooth and coved ceiling, double glazed window to rear, double glazed French doors to front, a range of wall, base and drawer units with work surface over, butler sink, built-in fridge/freezer, dishwasher and washing machine, built-in oven and hob with extractor over, original wood flooring.

### Landing:

Smooth ceiling, hatch providing access to loft space, double glazed obscured window to side, door to:

### Master Bedroom

10' 8" (3.25m) x 11' 10" (3.61m)::

Smooth ceiling, double glazed windows to front, radiator.

### Bedroom Two

11' 11" (3.63m) x 10' 5" (3.17m)::

Smooth ceiling, double glazed window to rear, built-in cupboard, radiator.

### Bedroom Three

11' 10" (3.61m) x 8' 1" (2.46m)::

Smooth ceiling, double glazed window to rear, radiator.

### Bathroom :

Smooth ceiling, double glazed obscured window to front, panel enclosed bath with mains fed shower over with additional rainfall shower, WC, wash hand basin, tiling to principal areas.

### Garden:

Fence enclosed rear garden, mainly laid to lawn, patio seating area, green house, radiator, original wood flooring.

### Planning Application Number

24/00099/PAH (Via Southampton City Council's website)

### Services

Mains water, gas, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

### Council Tax Band

Band C

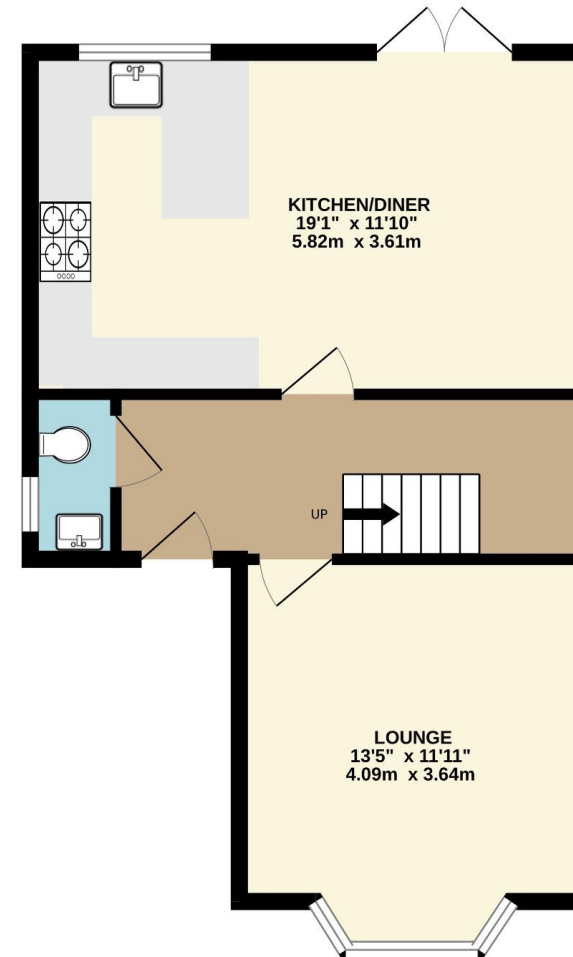
### Sellers Position

Buying On

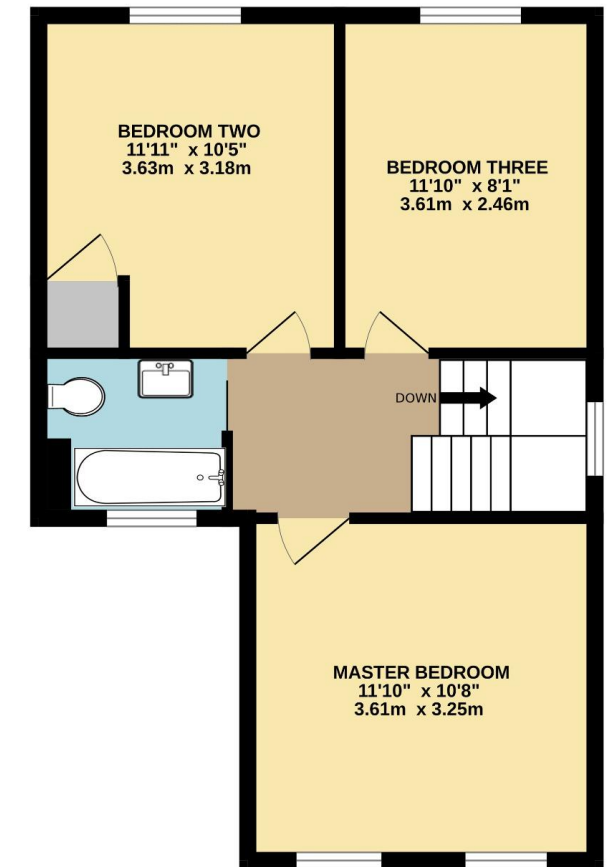
### Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bitterne

249 Peartree Avenue  
Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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